

United States Bankruptcy Court
District of Maryland

In re:
Exquisite Quarters, LLC
Debtor

Case No. 24-16212-LSS
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0416-0
Date Rcvd: Dec 09, 2024

User: admin
Form ID: pdfall

Page 1 of 2
Total Noticed: 18

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 11, 2024:

Recip ID	Recipient Name and Address
db	+ Exquisite Quarters, LLC, 20631 Highland Hall Drive, Montgomery Village, MD 20886-4023
cr	+ WCP Fund I LLC as Servicer for Pacific RBLF Fundin, c/o The VerStandig Law Firm, LLC, 1452 W. Horizon Ridge Pkwy, #665, Henderson, NV 89012-4422
32701239	ACE American Insurance Company c/o Chubb, 202A Hall's Mill Road - 2E, Whitehouse Station, NJ 08889
32701235	ACE Property & Casualty Ins. Co. c/o Chubb, 202A Hall's Mill Road - 2E, Whitehouse Station, NJ 08889
32605500	+ Lendr, 670 N. Clark Street, Floor 2, Chicago, IL 60654-3736
32612447	+ MONTGOMERY VILLAGE FOUNDATION & STEDWICK HC, 10120 APPLE RIDGE ROAD, MONTGOMERY VILLAGE, MD 20886-1000
32605501	+ Montgomery Village Foundation & Stedwick, 10120 Apple Ridge Road, Montgomery Village, MD 20886-1000
32606694	+ Secretary of the Treasury, 15th and Pennsylvania Ave., N.W., Washington, DC 20220-0001
32605502	+ WCP Fund I LLC, c/o Russell S. Drazin, Esq., Pardo & Drazin, LLC, 4400 Jennifer Strret, NW, Suite 2, Washington, DC 20015-2089
32672835	+ WCP Fund I LLC as Servicer for, Pacific RBLF Funding Trust, c/o The VerStandig Law Firm, LLC, 9812 Falls Road, #114-160, Potomac, Maryland 20854-3976

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
	+ Email/Text: ustregion04.gb.ecf@usdoj.gov	Dec 09 2024 19:14:00	US Trustee, 6305 Ivy Lane, Suite 600, Greenbelt, MD 20770-6305
32606690	Email/Text: Bankruptcymail@marylandtaxes.gov	Dec 09 2024 19:14:00	Office of the Comptroller of Maryland, Bankruptcy Unit, 7 St. Paul Street, Suite 230, Baltimore, MD 21202
32605498	Email/Text: Bankruptcymail@marylandtaxes.gov	Dec 09 2024 19:14:00	Comptroller of Maryland, Bankruptcy Unit, 301 W Preston St Room 409, Baltimore, MD 21201-2396
32605499	Email/Text: sbse.cio.bnc.mail@irs.gov	Dec 09 2024 19:14:00	Internal Revenue Service, 31 Hopkins Plaza, Room 1150, Baltimore, MD 21201
32606689	+ Email/Text: UIBankruptcyNotices.DLLR@maryland.gov	Dec 09 2024 19:15:00	State of Maryland DLLR, Division of Unemployment Insurance, 1100 N. Eutaw Street, Room 401, Baltimore, MD 21201-2226
32606688	^ MEBN	Dec 09 2024 19:11:21	Taxing Authority of Montgomery County, Division of Treasury, 255 Rockville Pike, Ste. L-15, Rockville, MD 20850-4188
32606692	Email/Text: atltreorg@sec.gov	Dec 09 2024 19:14:00	Branch of Reorganization, Sec. & Exch. Commission, 3475 Lenox Road NE (Suite 1000), Atlanta, GA 30327-1232
32606693	Email/Text: usamd.bankruptcy@usdoj.gov	Dec 09 2024 19:14:00	U.S. Attorney-District of MD, 4th floor, 36 S. Charles St., Baltimore, MD 21201

TOTAL: 8

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BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
32606691	*P++	INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346, address filed with court:, Internal Revenue Service, Centralized Insolvency Section, PO Box 21126 (DP-N-781), Philadelphia, PA 19114

TOTAL: 1 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 11, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 9, 2024 at the address(es) listed below:

Name	Email Address
Linda M. Dorney	ldorney@rosenblattlaw.com
Lynn A. Kohen	lynn.a.kohen@usdoj.gov
Maurice Belmont VerStandig	mac@mbvesq.com lisa@mbvesq.com, mahlon@dcbankruptcy.com, mac@dcbankruptcy.com, verstandig.mauricer104982@notify.bestcase.com, verstandiglaw@recap.email
Richard B. Rosenblatt	rosenblatt@rosenblattlaw.com ldorney@rosenblattlaw.com, sgonzalez@rosenblattlaw.com, wilbertrr41309@notify.bestcase.com
US Trustee - Greenbelt	USTPRegion04.GB.ECF@USDOJ.GOV

TOTAL: 5

Entered: December 9th, 2024

Signed: December 9th, 2024

SO ORDERED

The hearing is scheduled for January 8, 2025 at 10:00 a.m. via Video Conference. Please visit www.mdb.uscourts.gov/hearings (see Honorable Lori S. Simpson/All other hearings access/Morning Docket) to register and generate Zoom link for hearing participation.



Lori Simpson
 LORI S. SIMPSON
 U.S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
 FOR THE DISTRICT OF MARYLAND
 at Greenbelt**

In re: Case No.: **24-16212 – LSS** Chapter: **11**

Exquisite Quarters, LLC
 Debtor

**ORDER AND NOTICE OF A HEARING ON
 MOTION TO CONVERT CASE TO CHAPTER 7, OR IN THE ALTERNATIVE, TO
 DISMISS CASE**

U.S. Trustee having filed a motion to convert or in the alternative dismiss case it is, pursuant to Federal Bankruptcy Rule 2002(a) and Local Bankruptcy Rule 2002-1(i), by the United States Bankruptcy Court for the District of Maryland,

ORDERED, that a hearing upon the motion to convert or in the alternative dismiss will be held on the date and time set forth above, in Virtual Courtroom (for hearing access information see www.mdb.uscourts.gov/hearings or call 410-962-2688); and it is further

ORDERED, that if no objection is filed by any party in interest to U.S. Trustee's motion to dismiss or in the alternative to convert within fourteen (14) days after the date a copy of this Order is served, the motion to dismiss or in the alternative to convert may be granted without a hearing.

cc: Debtor

Attorney for Debtor – Richard B. Rosenblatt
 Case Trustee – For Internal Use Only
 U.S. Trustee
 All creditors and parties in interest

End of Order